

Development Fees



THE CITY OF SAN DIEGO

City Planning &
Community Investment

This brochure outline fees which the Facilities Financing Section of the City Planning & Community Investment Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

The Facilities Financing Section also assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP). These fees were adopted by Resolution #303554 on April 14, 2008. This fee is applicable only on new Residential Development. On-site Affordable (low income) units may be exempt from the RTCIP Fee. These fees were established to ensure that new Development directly invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS.
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES.**

December 9, 2008 COMMUNITY	FISCAL YEAR 2009 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		RTCIP Single- Family	RTCIP Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	51,674	36,172	17,705 (a) (b)	8,900 (n) 13,000 (o)	171,031	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	2,331	1,865
Carmel Valley	23,314	16,320	86,495	80,433	83,231	-	-	-	-
Del Mar Mesa	86,820(c)	60,774	178,849	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	2,331	1,865
Miramar Ranch North(d)	-	-	-	-	-	-	-	2,331	1,865
Mira Mesa	28,138	19,697	174,174	61,059- 79,912	-	-	-	-	-
North University City	19,510	13,658	-	-	-	1,314(e)	-	-	-
Otay Mesa (f)	23,684	16,579	136,188 143,078	47,368 47,216	-	-	-	-	-
Pacific Highlands Ranch	73,956 50,292 (g)	51,771	596,686	397,787	212,151	-	-	-	-
Rancho Bernardo	2,717	2,717	-	-	-	197	12	-	-
Rancho Encantada	2,727	1,908	-	-	-	-	-	2,331	1,865
Rancho Peñasquitos	22,895	16,027	137,370	-	-	-	-	-	-
Sabre Springs	4,243	2,970	741(a)	375(a)	-	-	-	2,331	1,865
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	29,911	20,937	117,069	70,574	40,387	-	-	2,331	1,865
Torrey Highlands (m)(i)	98,225	68,760	175,823- 592,297(i)	528,322	147,338	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	2,331	1,865
Urbanized Communities									
Barrio Logan	10,200	10,200	-	-	-	302	457	2,331	1,865
Centre City (p)	3,970	3,970	-	-	-	-	320	2,331	1,865
Clairemont Mesa	4,261	4,261	-	-	-	42	105	2,331	1,865
College Area	2,484	2,484	-	-	-	175	-	2,331	1,865
Golden Hill	8,124	8,124	-	-	-	115	221	2,331	1,865
Kearny Mesa	7,536	7,536	-	-	-	61	66	2,331	1,865
La Jolla	4,794	4,794	-	-	-	171	148	2,331	1,865
Linda Vista	1,788(j)	1,788(j)	-	-	-	98	188/91(k)	2,331	1,865
Mid City	2,417	2,417	-	-	-	75	5	2,331	1,865
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	2,331	1,865
Mission Beach	1,590	1,590	-	-	-	148	-	2,331	1,865
Mission Valley	11,621	11,621	-	-	-	251	323	2,331	1,865
Navajo	6,566	6,566	-	-	-	292	279	2,331	1,865
North Park	4,080	4,080	-	-	-	62	115	2,331	1,865
Ocean Beach	3,063	3,063	-	-	-	188	268	2,331	1,865
Old San Diego	4,582	4,582	-	-	-	615	277	2,331	1,865

December 9, 2008 COMMUNITY	FISCAL YEAR 2009 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		RTCIP Single-Family	RTCIP Mult-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Otay Mesa-Nestor	9,957	9,957	-	-	-	89	1	2,331	1,865
Pacific Beach	2,431	2,431	-	-	-	46	120	2,331	1,865
Peninsula	3,020	3,020	-	-	-	146	114	2,331	1,865
San Ysidro	9,027	9,027	-	-	-	350	23	2,331	1,865
Serra Mesa	6,516	6,516	-	-	-	226	587	2,331	1,865
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	2,331	1,865
Southeastern San Diego	5,559	5,559	-	-	-	290	70	2,331	1,865
Subarea II (q)	19,287	13,501	75,814	-	38,251	-	-	2,331	1,865
Tijuana River Valley	9,027	9,027	-	-	-	350	23	2,331	1,865
Tierrasanta	14,525	14,525	-	-	-	1,530	628	2,331	1,865
Torrey Pines	9,180	9,180	-	-	-	327	-	2,331	1,865
South University City	1,778	1,778	-	-	-	91	-	2,331	1,865
Uptown	7,665	7,665	-	-	-	119	74	2,331	1,865

Key:

ADT - Average Daily Trip SF - Square Foot GBA - Gross Building Area DIF - Development Impact Fee
FBA - Facilities Benefit Assessment RTCIP—Regional Transportation Congestion Improvement Program

Notes:

- (a) Assessment per 1,000 sq. ft. of Building Area
- (b) Hotel Rate = \$23,664/Room, Golf Course Rate = \$2,085,624/Course
- (c) AR-1-2 (New Land Use Code) Zone Single Family - \$81,611
- (d) Fee Dependent on Development Agreements. Check with Project Manager.
- (e) Applies to Commercial & Industrial development in the North University City Community area.
- (f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- (g) Del Mar Highlands Estates ONLY.
- (h) Vista del Lago ONLY
- (i) Local Mixed Use - \$792,676 per acre (net of residential area)
- (j) Includes \$91 per DU for the Linda Vista Community Center
- (k) An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- (l) Credit against DIF is given for SPF.
- (m) Excludes Fairbanks Highlands.
- (n) Employment Center rate per 1,000 sq. ft.
- (o) Office rate per 1,000 sq. ft.
- (p) Centre City Only: Non-residential also pays (Park & Rec) \$1,700 per 1,000 sq. ft. of GBA
- (q) Recreational - \$7,604

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel.....	\$0.64
Research & Development.....	\$0.80
Retail	\$0.64
Manufacturing	\$0.64
Warehouse.....	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

Fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects

Facilities Financing.....(619) 533-3670

(Project Manager Community Assignments Listed on Back Page)

Copies of the Ordinance

City Clerk.....(619) 533-4000

The Housing Trust Fund / Housing Commission(619) 578-7588

**CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT
FACILITIES FINANCING SECTION**

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Community Responsibilities

Black Mountain Ranch, Carmel Mountain Ranch, Miramar Ranch
North, Rancho Encantada, Scripps Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San
Diego, Torrey Pines, Via De La Valle

Balboa Park, Clairemont Mesa, College Area, Midway/Pacific
Highway, Mission Bay Park, Mission Beach, Ocean Beach, Old San
Diego, Pacific Beach, Peninsula, Rancho Bernardo, San Pasqual,
San Ysidro, Tijuana River Valley, Uptown

Fairbanks Ranch, Otay Mesa (Eastern and Western areas), Pacific
Highlands Ranch, Subarea 2

Mira Mesa, Mission Valley, North University City, South
University City,

Carmel Valley (North and South), North City Future Urbanizing
Area, Centre City, East Elliott, Otay Mesa-Nestor, Tierrasanta,
Torrey Hills (formerly Sorrento Hills)

Del Mar Mesa, Kearny Mesa, Linda Vista, Rancho Peñasquitos,
Sabre Springs, Torrey Highlands

For general questions phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov
or visit our website at <http://www.sandiego.gov/planning/>